



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Improvement Agreement for the Public Improvements of 535 South School Street (APN 045-203-06)

MEETING DATE: November 7, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the Improvement Agreement for the Public Improvements of 535 South School Street (APN 045-203-06) and direct the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City.

BACKGROUND INFORMATION: The developers, David M. Smith and Nancy G. Holl-Smith, have presented to the City for approval a final parcel map that will create four residential parcels from the existing parcel at 535 South School Street. The site is located on the west side of School Street north of Tokay Street, as shown on Exhibit A.

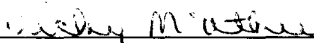
As a condition of approval for the tentative parcel map, the developer is required to provide separate water and wastewater services for each parcel created. However, the existing water main, which currently serves four residential parcels including the project site, is a 1½-inch dead-end main extending southerly in School Street from the alley north of Tokay Street and does not meet current City standards. In addition, the existing 6-inch wastewater main extends northerly from Tokay Street through the parkway on the west side of School Street and currently terminates at a manhole approximately 50 feet north of the project site boundary. The wastewater main is old, damaged by root intrusion from trees in the parkway and difficult to maintain.

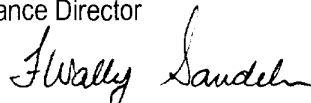
In keeping with Council's desire to upgrade substandard water and wastewater facilities in the older parts of the City, the water and wastewater mains serving the project site are being replaced from Tokay Street to the alley north of Tokay Street by the Developer at City expense as part of this project. The water main replacement work will include the extension of new water services to the properties on the east side of School Street for future use when the 3-inch water main currently serving these properties from the alley to the east is abandoned as part of the on-going capital maintenance program. The Developer will be reimbursed for the water and wastewater main replacement work in conformance with LMC §16.40 Reimbursements for Construction when the improvements are complete and accepted by the City.

FUNDING: Funding has been budgeted and appropriated from the following sources:

Wastewater Main Replacement – Eastside	(171021)	\$32,000
Water Main Replacement – Eastside	(181673)	<u>\$40,000</u>
	Total	\$72,000

Funding Available:


Vicky McAthie, Finance Director


for Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW
Attachment

cc: Water/Wastewater Superintendent
Senior Civil Engineer Fujitani
Senior Civil Engineer Swimley
Senior Civil Engineer Welch
David M. Smith & Nancy G. Holl-Smith
Baumbach & Piazza

APPROVED:


H. Dixon Flynn -- City Manager

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

November 1, 2001

Mr. and Mrs. David M. Smith
1556 Jasmine Way
Lodi, CA 95242

Baumbach & Piazza
323 West Elm Street
Lodi, CA 95240

SUBJECT: Approve the Improvement Agreement for the Public Improvements of
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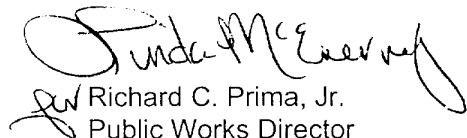
Enclosed is a copy of background information on an item on the City Council agenda
of Wednesday, November 7, 2001. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800,
ext. 2659.


Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓

NCIA535SSCHOOL